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REPORT ON THE 1984 SOUTH OF MARKET


ARTIST LIVE/WORK SPACE SURVEY

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Department of City Planning
South of Market Rezoning Study
March, 1985



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1984 SOUTH OF MARKET ARTIST LIVE/WORK SURVEY REPORT

TABLE OF CONTENTS

	Page
I. INTRODUCTION.....	1
II. SURVEY METHODOLOGY.....	3
III. SURVEY FINDINGS.....	4
A. Live/Work Space Tenancy and Rent Characteristics.....	4
B. Household Characteristics.....	5
C. Parking.....	6
D. Neighborhood Characteristics.....	6
IV. SOUTH OF MARKET DEVELOPMENT TRENDS.....	7
V. CONCLUSIONS.....	9
VI. RECOMMENDATIONS.....	10
VII. APPENDIX.....	13
A. Table 1: Neighborhood Perceptions.....	14
B. Sample Questionnaires.....	16
VIII. ACKNOWLEDGMENTS.....	36
Figure 1: South of Market Study Area.....	2

I. INTRODUCTION

The San Francisco Department of City Planning (DCP) is conducting a South of Market Rezoning Study in response to recent Board of Supervisors legislation establishing an Interim South of Market Industrial and Housing Conservation Special Use District (SUD) (See Figure 1). In establishing the interim controls, the Board was responding to concerns about adverse effects new office development has had in the South of Market (SOM) area.

In 1982 and 1984 the Department completed a comprehensive land-use inventory of the South of Market Special Use District area and recently conducted a sample survey of both residents and businesses to identify current and anticipated space needs within the South of Market as well as other industrially-zoned lands within the city.

The resident survey was designed to identify space needs, rent-paying ability, household characteristics, park and open space needs, parking and transit use, as well as other concerns of residents of the SOM. The business survey was designed to identify space needs, market characteristics, transportation and parking needs, rent-paying ability, employment characteristics, and future plans of local businesses.

It is believed that a large community of performing and visual artists live and work in artist loft studios in commercial and industrial buildings in the South of Market.

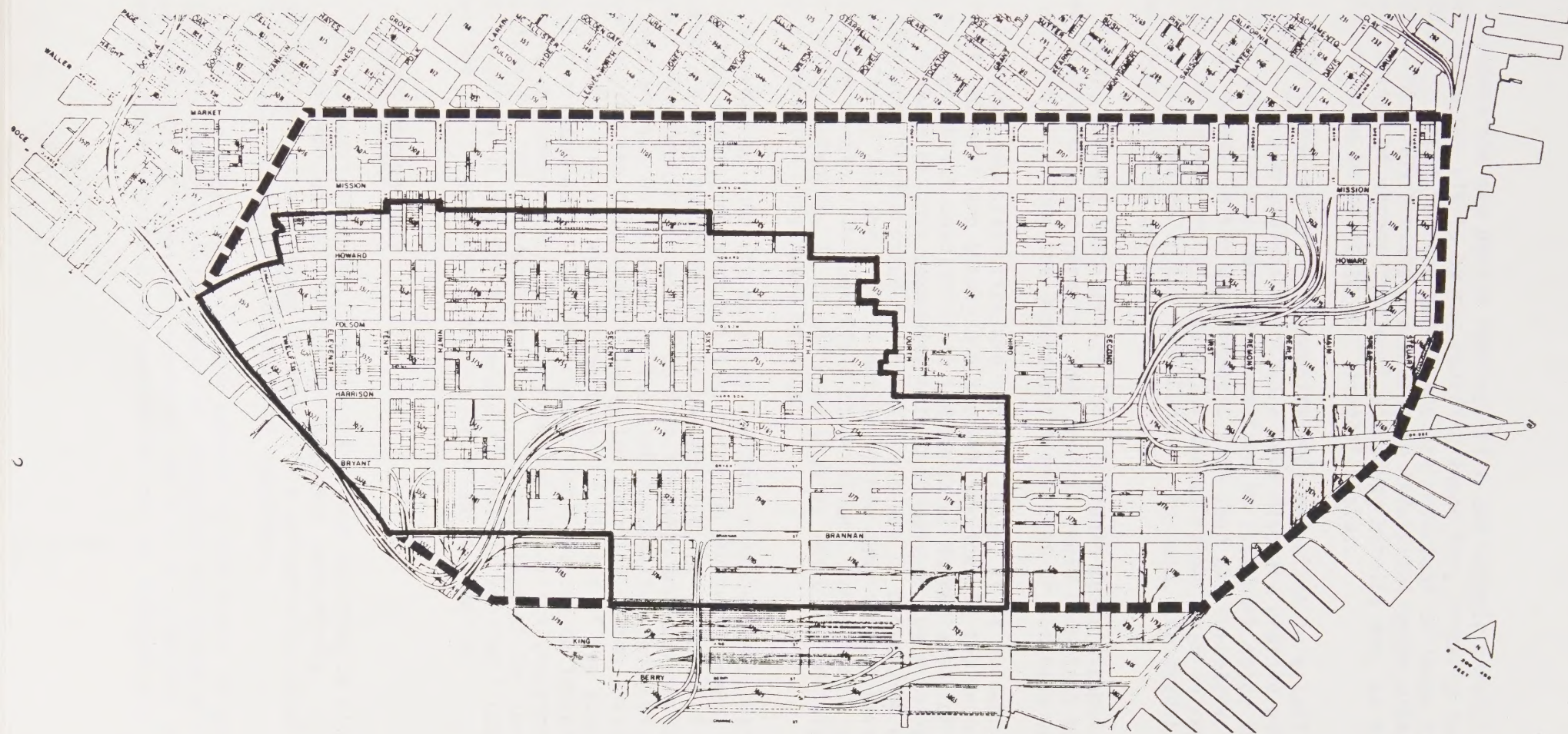
Live/work studios are generally defined as artist studios located in industrial-type buildings where the artist both resides and produces his/her art work. The living space is generally less than 50% of the total studio space. The artists are considered commercial tenants by property owners -- paying commercial rental rates (a per-square-foot charge) on commercial lease agreements and terms.

Most of the artists are living in industrial buildings where the living space and activity is secondary or accessory to the principal activity of production of their artwork. In this way the artists are fully conforming to applicable zoning codes, specifically Section 204.4(b) of the City Planning Code adopted in 1978.

Sec. 204.4. Dwelling Units Accessory to Other Uses.

(b) In any C district or M district, dwelling units which are integrated with the working space of artists, artisans and other crafts persons shall be permitted as an accessory use to such working space, when the occupancy of such dwelling units is confined to persons and their families using such working space as a means of livelihood, and where the occupancy meets all applicable provisions of the Building Code and the Housing Code.

In 1974, the City's Bureau of Building Inspection Department determined that live/work space represented a combination of light industrial (F2) and residential (H) occupancy categories of the Building Code and required a special occupancy permit (F2H) for live/work space. This new requirement rendered all existing live/work space illegal. Artists are not entitled to apply for the new occupancy permit; property owners and authorized agents may apply.



SOUTH OF MARKET STUDY AREA



SOUTH OF MARKET INDUSTRIAL & HOUSING SPECIAL USE DISTRICT

Figure 1

Because the new permit requires fire and seismic safety improvements, and at least two visits by the building inspector, property owners are reluctant to apply for the permit and are reluctant to lease to live in artists. Most SOM artists are living in industrial space without the benefit and protection of proper live/work occupancy permits and, as such, are forced by circumstance to maintain an "illegal" status.

This makes the artist community very reluctant to establish a community identity. The SOM artists maintain a very discrete profile within individual buildings and were not readily identified as live/work space or as a distinct commercial tenant in the Department's 1984 land use inventory. Because the artists live in commercial/industrial spaces rather than in residential units, they were not counted in the 1980 Census. As such, the extent of the SOM artist population is not well identified.

Again, because most artists live in studio space without the benefit of proper live/work space permits, they are extremely reluctant to be identified and included in either the Department's resident or business survey.

Although the statistics are not available, it is evident from the extent of artist networks and supply and support services in the area that there has been a large artist population in the South of Market area for over twenty years. Members of this community note that many of their fellow artists have lost live/work studio space in recent years due to conversion of industrial buildings to office use. It is not known how many artists have left the SOM or how many remain. Through field observations, various mailing lists, and other artist networks, it is believed that at least 150 artists remain in the South of Market in live/work studios.

In order to identify existing and future space needs, parking demand and rent-paying ability of area artists living in live/work space, the Department designed a survey questionnaire to be administered to South of Market artists. The Department wished to elicit candid and representative responses from area artists while assuring the confidentiality, protection and anonymity of the data, particularly the location of the artists' studios. The Department did not wish to identify the address of the studio, nor the name of the respondent. The Department simply wanted to identify space needs, household characteristics, and neighborhood livability standards and objectives for SOM live/work artists. The objective of the survey was to identify zoning standards which would accommodate and facilitate the protection and strengthening of the SOM artist community.

II. SURVEY METHODOLOGY

The survey instrument (questionnaire) was designed to elicit the required information while assuring respondent anonymity. The survey methodology was also designed to assure this anonymity, which was hoped would assure a representative number of responses.

Since the total number of SOM artists is not known, it was felt that a statistically-representative number of responses was impossible to determine. It was felt that 50 completed responses would be a successful and workable number and would provide a representative pool of information.

The Department, in coordination with the Arts Commission, designed an anonymous, self-selected and self-administered questionnaire to be distributed throughout the SOM area and other areas where SOM artists were believed to congregate or patronize. The survey was publicized through the city's artist networks and various Bay Area artist new media.

The Arts Commission volunteered to host the distribution and collection of the questionnaires for the Planning Department. It was believed that because the Arts Commission is well known by the City's arts community as a support service and advocacy city agency, the artists would feel more comfortable and confident in completing the questionnaire and returning it to the Arts Commission. It was believed that the artists would trust the Arts Commission in assuring their anonymity and protection from city intervention into their live/work status.

Four hundred pre-stamped and addressed questionnaires were distributed in early October 1984 through a variety of arts-related service centers, galleries, framing businesses, cafes and restaurants, and supply stores where artists are known to patronize. Questionnaires were distributed at the Folsom Street Fair and at various public meetings held by artist groups focusing on the live/work issue, such as Candidates Night at Project Artaud. The Department also used the 1984 San Francisco Open Studio list to mail questionnaires to participating artists with studios in the SOM (about 100). Department staff followed up on this mailing by visiting the SOM open studios and explaining the survey to the artists and encouraging them to respond. Questionnaires were made available at the Arts Commission for distribution through Kathryn Reasoner, coordinator of the State and Local Partnership Program.

The completed questionnaires were returned to the Arts Commission by the artists. The Commission in turn forwarded the completed responses to the Planning Department for tabulation and analysis. The Department received 51 completed questionnaires by mid-November from artists living in live/work studios. Of these 51, 40 were from artists living in live/work space in industrial buildings in the SOM study area. Eleven respondents lived in artist colonies or industrial buildings outside the SOM, mostly in the Mission District. However, the Department believes the 40 completed SOM questionnaires represents a successful response rate providing a workable pool of information.

III. SURVEY FINDINGS

The Findings section is divided into the same categories as the survey questionnaire. The notation (n) in the following sections indicates the number of respondents for each question. Not all questions were completed by all respondents.

A. LIVE/WORK SPACE TENANCY AND RENT CHARACTERISTICS

Each of the 40 SOM respondents live in the SOM study area in an industrial-type building where they produce their art.

Ninety-two percent or 37 of the respondents rent their space and 8% own. The amount of space per unit varies from a few hundred feet to 9000 sq.ft., while the average was 2,189 sq. ft (n = 35). Artists are paying an average of \$.33 per square foot for their space which does not include the cost of their own improvements to the unit. Fifty-five percent of the tenants have long-term leases of from 3 to 5 years. Respondents had lived in their studio units an average of four and one half years.

There are no known buildings with legal artist live/work space permits within the South of Market study area. However, for comparison, the current rental rate for legal live/work space in an industrial type building is about \$.55 per sq.ft.. Studio space in the South of Market without a legal live/work permit is also being offered at \$.55 a sq.ft.; these spaces are being advertised as studio space with no live-in permitted.

On the average, survey respondents spent \$6,958 to renovate their studio space and convert them into live/work studios. 69% or 25 of the respondents (n = 36) installed in-unit kitchens and 39% or 14 installed in-unit bathrooms. Very few respondents noted landlord-financed improvements while all except one spent more than \$300 on structural improvements.

Fifty-three percent of the respondents hold commercial rather than residential leases. Most units have large, unobstructed floor space with high ceilings and operable/openable windows. Some have access to freight elevators -- most do not. 27% had in-unit kitchens and 31% had in-unit bathrooms when they moved in, none had on-site parking. Most tenants without in-unit kitchens or bathrooms installed kitchens and shared bathroom facilities "down the hall" with other commercial tenants.

23% of the respondents (n = 40) have less than 25% of their studios devoted to "living" space. 70% have from 25% to 50% of their studio devoted to "living" space. Respondents, on average, prefer to devote 40% of their space to living space and 60% to work space. Only 26% of the respondents indicate that they prefer to live separate from their studio work space; 74% prefer live/work studios. Most respondents prefer to live in multi-tenant buildings with other, non-artist commercial tenants. Only 10% wished to live in a building with 100% live/work tenants.

B. HOUSEHOLD CHARACTERISTICS

The SOM artists work in a wide variety of art mediums, most frequently noted were painting, photography, sculpture, graphic design, video/film, writing and dance.

The average number of persons per household is 2.12, while the average number of wage earners per household (those contributing to the household income) is 1.8. We found that only 9% or 3 households have children. The children's ages range from 6 months to 15 years.

24% of the households derive their income from non-art related activities; 58% derive their income from both their artwork and other occupations, and 18% derived their income solely from their artwork (n = 37). Those artists working in fields other than their own art production worked mainly in personal or business service occupations (28%); professional technical occupations (31%); laborer (13%); sales (8%); or managerial occupations (5%).

The median household income is \$15,998, although 29% of the households earn less than \$5,000 annually and 16% earn over \$30,000. Most of the \$25,000 to \$30,000 income households are multiple wage earner households and/or derive their income from sources other than their artwork.

C. PARKING

Eighty-eight percent of the households have private motor vehicles. There are, on the average, 1.4 vehicles per household. This high auto ownership figure is related to the lack of local convenience services such as grocery stores and laundromats within the area and the lack of convenient night and weekend transit service. In addition, most artists need private vehicles to transport their supplies and artwork.

The majority of respondents park their cars on the street in front of their building or within one block walking distance. Only 19% pay extra for a parking space, the average cost being \$35.00 a month.

D. NEIGHBORHOOD CHARACTERISTICS

We concluded the survey questionnaire with a series of open-ended questions concerning perceived amenities and problems facing the neighborhood, and desired types of building and open space resources.

Public Open Space

Half of the respondents indicated that they want some kind of open space in the area, most often recommended was a public park or community garden. They want a park that is clean, safe for children, and free of vagrants. The proximity of the park to the household varied: 5% of the respondents wanted it across the street; the majority preferred it within one to three blocks walking distance. 50% of the respondents were satisfied with the existing open space in the area. The most requested recreational facility was a swimming pool although there was a large variety of requests for facilities such as a gym, tennis courts, jogging track and rolling skating arena.

Private Open Space

Regarding open space within the building or on-site, 10% of the respondents would like to have a backyard garden with trees, 9% would prefer to have a roof top sun-deck and garden, 13% did not want anything, and one wanted a parking lot (n = 23).

Neighborhood Concerns

By far, the most urgent problems cited by the respondents are parking, trash/pests, and perceived crime/safety concerns related to the presence of transients or street people -- these being the most frequently identified problems (see table 1 in Appendix). Noise was the fourth most urgent problem. Fifty percent of the respondents cited at least five problems and about 30% cited more than three problems. 37% cited problems with landlords and concern about competition for space from higher-income households or businesses in the area. Most respondents mentioned the presence of homeless and "winos" as a chronic problem.

When asked what two things they like about their neighborhood, the respondents cited seven general amenities. A sense of community with other artists was the most prevalent answer followed by good location, that is, proximity to downtown and the Mission District as well as proximity to suppliers. Other cited amenities were the cultural/ethnic population mix and the urban/industrial character of the area. Good, sunny weather, quiet at night, and the availability of inexpensive floor space for work were also frequently cited by respondents.

When asked why they chose to live in the SOM, most respondents said that affordability ("cheap rent") and availability of large amounts of floor space were the key factors.

When asked what two things they dislike about their neighborhood, respondents universally cited the noise, odor and crime associated with the presence of "transients" and "bums", and trash/pests. Lack of convenience retail services such as a grocery store and laundromat was the second most frequently cited dislike.

IV. SOUTH OF MARKET DEVELOPMENT TRENDS

The South of Market has been experiencing tremendous development pressures over the last 10 years. Office activity has intensified in the northern edge and north eastern portion of the SOM, particularly along Market Street, and east of Fifth Street to the Bay, from Market Street south to Townsend Street. Since 1970, approximately 14 million square feet (MSF) of office space has been developed in the SOM, most often at the expense of industrial activity. About 1.8 MSF of industrial/warehouse space has been converted to office space since 1970. Most of these conversions have taken place in the last three years and were completed when the City's office market (demand) softened and vacancy rates increased and rental rates decreased. Consequently, most of these converted office buildings remain vacant and for lease. Nonetheless, the investments in property and improvements have been made and property owners are not likely to return these buildings to industrial use where rents are going for \$.60 per sq.ft. compared to the \$1.25 to \$2.00 per sq.ft. for office use they had been anticipating. The costs of required fire and seismic safety code improvements triggered by the change of use in these buildings average about \$30.00 per sq.ft. Additional office-type amenities such as passenger elevators, atriums, and heating and air conditioning systems add another \$20.00 to \$50.00 per sq.ft. to this base \$30.00 per sq.ft. cost. The costs of these improvements cannot be borne by industrial tenants or artist live/work tenants.

Industry pays from \$.40 to \$.60 per sq.ft. for raw industrial space. Industry is able to generate more income per sq.ft. of space than do the SOM artists.

From field observations and survey research, it appears that only office, retail (bars and restaurants) and wholesale designer showroom activities can afford the higher rent levels ranging from \$1.25 to \$2.00 per sq. ft.

Based on the live/work survey findings, the average rent for artist space without live/work permits is \$.33 per sq.ft.. Based on the median SOM artist annual household income (\$15,000) and the average studio size (2,000 sq.ft.), the SOM live/work artist household is devoting 53% of their gross annual income to rent. In order to compete with other industrial and business service activities for industrial space, the SOM artist would have to pay about \$.60 per sq.ft. for loft space. At \$.60 per sq.ft., the average SOM artist would be devoting 96% of their income to rent. Clearly the SOM artist is extremely rent sensitive (cannot afford much higher rents) and cannot compete with higher intensity retail, office, showroom or even industrial uses, unless he/she maintains a job outside of the production of his/her artwork and/or is a member of a multiple wage earning household.

The live/work artist is the most rent-sensitive SOM commercial tenant and therefore the most vulnerable of the existing SOM business activities.

Because of proposed upper- to middle-income residential developments and the Yerba Buena Center (YBC) office/retail/cultural entertainment developments to the east of Fourth Street, as well as Mission Bay and Showplace Square developments to the south, competitive pressures for space and the concomitant increase in rents within the SOM industrial area under existing zoning controls are likely to continue to rise over the next 10 to 15 years.

It should be noted that the very elements that the SOM artists and other SOM residents and workers dislike the most about their neighborhood -- the parking congestion and presence of street people -- is what is effectively keeping the area unattractive to most higher rent-paying businesses and households. Because of the odor, trash, adverse visual impacts, and the perceived safety problems associated with the SOM transient population, higher income resident households and businesses are generally repelled by the neighborhood environment and avoid the area.

Nonetheless, because the SOM artist is the most "rent sensitive" and is occupying the type of commercial space that is in greatest demand in the SOM, they will be the tenant most adversely affected by development pressures under existing zoning controls, with or without the presence of transients or parking congestion.

SOM artists are clearly aware of these pressures and trends and are fearful not only of the inevitable and eminent loss of their own studio space in the SOM, but are also fearful and saddened about the probable loss of their sense of community with other SOM artists, the loss of their network of support services, and the loss of the creative exchange and stimulation that the SOM artist community offers them and their artwork.

V. CONCLUSIONS

Artists have always sought to have access to space where they can produce their artwork when the creative urge strikes them. For this reason, many artists choose to live and work in large studio spaces. Artists also have always sought inexpensive space in loft-type industrial buildings where they can create their artwork at all hours without disturbing their neighbors. The South of Market has provided this type of loft-style industrial space for the City's artists for over 20 years. Before that, the North Beach and Northeastern Waterfront industrial areas were home for many of the City's artists.

Development pressures have again caught up with the City's live/work artists and SOM rents are quickly becoming unaffordable to the artists.

Unfortunately, there are very few other areas in the City where the artists can find the necessary loft space. The vacancy rate in the City's industrial areas is less than 5% and higher rent-paying industrial activities can and do outbid the artists for the remaining available space.

Artists are reluctantly leaving the City in large numbers, moving to less expensive industrial space in Oakland and Emeryville. As the artists leave, the City loses an important element of its rich cultural and economic diversity. The City loses a significant portion of its creative base -- that element which makes San Francisco an exciting, attractive and pleasurable place to live and visit.

The Residence Element of the City's Master Plan promotes the availability of artisan housing:

Promote the Availability of Units Suitable for Persons with Varied Lifestyles.

The City should support development of housing which can accommodate varied lifestyles. Changing social patterns and economic forces have changed the living patterns of many families and individuals. For instance, artisans have established living and working units in industrial areas where more space is available at lower cost. Congregate housing with central eating facilities is an alternate form of housing being used by many elderly households. These various types of living arrangements should be encouraged because they satisfy the needs and preferences of certain households, and frequently result in more efficient use of scarce land, space and energy than conventional living situations. (Objective 8, Policy 10, page 2.24, Residence Element of the Comprehensive Plan of the City and County of San Francisco, Department of City Planning, May 1984.)

As a public policy, it is worthwhile and important to protect and promote the various elements which comprise and contribute to the City's rich cultural and economic diversity. It is worthwhile and important to provide resources and develop land use policies and programs which would facilitate the protection and strengthening of the SOM artist community. It is likewise worthwhile and important to protect existing housing, industry and business service activities in the SOM.

Artists are willing to invest their own resources and energies in finding space, bringing their own studio space up to building code standards, and in contributing to the improvement of the overall SOM residential and business community. They are willing to work cooperatively with other artist and arts organizations to buy buildings to create permanently affordable live/work studios and community arts centers and galleries. They wish to establish a permanent artist community in the SOM -- a permanent home and cultural center; a place from which they will not again be displaced by future development pressures.

The following strategies are recommended for adoption by the City Planning Commission and Board of Supervisors as a means of facilitating the protection and strengthening of the San Francisco artist community.

VI. RECOMMENDATIONS

1. Amend the City Planning Code to make "live/work" units in commercial/industrial buildings a principal permitted use in the South of Market Mixed Use District.

Article 2, Section 227 of the City Planning Code should be amended to add subset (h) to state: "residential use in "live/work" units in industrial/commercial buildings shall be a principal permitted use in the South of Market Mixed Use District, when the occupancy of such loft or live/work units meets all applicable provisions of the Building Code and the Housing Code and when all applicable live/work occupancy permits are secured. A "Live/work" unit shall be defined as a living space (residential use) combined with work space (commercial or industrial use) within a physically separated part of an industrial, commercial or mixed use building."

Live/work units should be a principal permitted use within any commercial or industrial building within non-residential districts in the South of Market Mixed Use District so long as the tenant and/or building property owner or authorized agent secured all necessary occupancy permits from the Bureau of Building Inspection, and met all applicable parking and open space requirements of the City Planning Code.

Live/work units should be permitted in existing commercial buildings within residentially-zoned districts of the South of Market. In this case the live/work unit should be considered a commercial occupancy. Space vacated by a live/work tenant from the non-conforming use building could revert to any commercial use permitted as a principal use in the nearest industrial/business service district.

Live/work units provided in existing commercial/industrial buildings should be considered a commercial occupancy. Live/work units created within the building envelope of an existing commercial/industrial building and within the base Floor Area Ratio (FAR) limitation should be considered a commercial tenancy.

Live/work units may be added to an existing commercial or industrial building, above the existing building envelope and FAR limit yet within the established height limit so long as the live/work space provided

above the FAR limit remains in residential, rather than wholly commercial use. When the newly constructed live/work space exceeds the established FAR limit, the live/work unit should be considered a residential occupancy.

There should be no density standard or limitation on amount or percentage of space devoted to living or work space within individual live/work units. The live/work studio space should conform to applicable Housing and Uniform Building Code standards. Anyone who wishes to live in a live/work unit and secure all required occupancy permits should be allowed to do so.

It is believed by the surveyed artists that establishing residential or live/work activity as a principal permitted use in commercial/industrial districts would allow artists to compete more easily, fairly and effectively for available industrial space with other businesses, and would make it easier for artists to negotiate leases with landlords.

2. Amend Article 1.2, Section 135 of the City Planning Code to establish a usable open space standard for live/work occupancies by adding a number 4 to subset (f) to state:

"(f)4. Usable open space shall be required for live/work units in existing commercial/industrial buildings at the ratio of 100 square feet of usable open space for each live/work unit. When appropriate, rooftop open space, or a lobby/gallery or recreation room may fulfill this open space requirement. Where building design constraints make infeasible the provision of this open space, the Zoning Administrator may relieve the property owner of this requirement through an administrative review process with provisions for an appeal to the City Planning Commission.

In existing commercial/industrial buildings where live/work units are created, there should be no rear yard requirement. In new construction, common unenclosed open space areas should be provided as a rear yard, rooftop garden or elsewhere on the lot or within the development where it is clearly accessible to the residents.

3. Establish as a parking standard, one parking space per live/work unit.

Tandem parking should be allowed on-site for live/work tenants. Shared parking or joint use of off-street parking spaces may be allowed for live/work and gallery or performing art spaces within a single project and location, pursuant to Section 160 of the City Planning Code. Where building design constraints make infeasible the provision of on-site parking spaces, the Zoning Administrator may allow, through an administrative review process, the provision of an appropriate number of independently-accessible off-street parking spaces within 1,000 feet walking distance from the site for the term of the live/work lease or live/work occupancy permit. Credit for existing deficiencies in on-site parking spaces should be continued.

4. Mixed use projects incorporating live/work studios, cultural arts-related performance halls, galleries, and artist-oriented restaurants and other retail activities should be encouraged. Artist or cultural arts-related revenue-generating activities coupled with the

generally not-profitable live/work space and performing space should be encouraged. In mixed use or non-residential districts within the South of Market Mixed Use District, newly constructed live/work units and artist-related gallery/display and performance/public assembly spaces should not count against FAR limits. In these cases, the live/work units provided above and beyond the FAR limit should maintain all appropriate live/work occupancy permits and should remain in residential, rather than wholly commercial use. They should be considered residential occupancy. The gallery and performing arts spaces should remain in arts and cultural arts-related uses.

Article 1.2, Section 124 of the City Planning Code should be amended to add subset (f) to state:

"(f) In mixed-use or non-residential districts within the South of Market Mixed Use District, newly constructed live/work units and gallery and performing arts spaces shall not be counted against the established FAR limit. In such cases the City Planning Commission shall place special restrictions on the property to assure that all such live/work space which exceeds the base FAR shall remain in residential occupancy and use, rather than wholly commercial use, and all gallery and performing arts spaces shall be used for art and cultural arts-related activities."

6. For mixed use developments with live/work space combined with evening performing space and other art-related activity, required parking may be shared, pursuant to article 1.5, Section 160 of the City Planning Code. In addition the Zoning Administrator, through an administrative review process with appeal provisions to the City Planning Commission, may allow relief from off-street parking requirements for the evening activities where nearby on-street or off-street parking resources may be used by project patrons. Off-street parking for evening or off-peak hour assembly, gallery space, restaurant, bar, cabaret and other cultural/art-related retail activities located within a mixed use live/work development, whether new construction or conversion of an existing building use, should be allowed to be reduced or relieved by the Zoning Administrator through an administrative review procedure. Valet parking of off-street parking spaces should be allowed. On-street parking resources should be allowed to fulfill parking demand for such projects when the subject area's on-street parking occupancy rate is less than 80% during evening hours at the time of administrative review application and the parking demand for the proposed use can be accommodated by area on-street parking resources within a 1,000 feet walking distance.

VII. APPENDIX

A. Table 1: South of Market Survey Findings -- Neighborhood Perceptions

TABLE 1: SOUTH OF MARKET SURVEY FINDINGS - NEIGHBORHOOD PERCEPTION

LIKES (OPEN ENDED QUESTION - FREQUENCY OF RESPONSES)									
	low rents	convenient location	nice people and neighbors-sense of community	quiet	interesting mixture of uses and population diversity	nice weather	nearby services	nice scale	job availability
RESIDENTS	4	1	2	3					
ARTISTS	6	2	1	4	3	5	7		
BUS.OPERATORS	1	1	3				2		
WORKERS			2					3	1

DISLIKES (FREQUENCY OF RESPONSES)													
	nothing	transients	parking problems	dirty area	crime	rundown buildings	commercial encroachment	lack of convenient businesses/services	trash/pests	lack of open space	rising rents	poor bus services	noise
RESIDENTS	5	1	4	3	5	7	6	2					
ARTISTS		3			2		4	2	1	3	4		1
BUS.OPERATORS		1	2										
WORKERS		1	2										

URGENT PROBLEMS (FREQUENCY OF RESPONSES)									
	parking congestion	lack of police protection	noise	traffic problems	lack of park facilities	presence of trash/pests	fire protection	crime	commercial encroachment
RESIDENTS	2	3			3	4	5		
ARTISTS	3		5	2	6	4			1
BUS.OPERATORS	2								1
WORKERS	1								

Source: Department of City Planning, 1984

B. Sample Completed Questionnaires

2798B/450A

South of Market Rezoning Study

Artist Live/Work Space Resident Survey

Live/Work Space Rent Characteristics

1. Do you live in the South of Market area of the city? yes
2. Do you live in a ~~commercial~~ or industrial type building where you produce your art work? yes ☒ no ☐
3. What medium of art do you and other household artists work in (list number of each type in household)?
 - ☒ clothing design
 - ☒ dance
 - ☐ fiber
 - ☐ furniture design/construction/restoration
 - ☒ graphic illustration
 - ☐ jewelry
 - ☐ music
 - ☒ painting
 - ☐ photography
 - ☐ pottery/ceramics
 - ☒ sculpture
 - ☒ theater
 - ☐ video/film
 - ☒ writing
4. Do you own or rent your live/work space? (circle one)
5. How much space, in sq. ft., do you pay rent for? 2,000 sq. ft.
6. How much rent do you pay per month? \$ 450 -
7. What percentage of space is devoted to:
 - 30 % "living" space, including loft?
 - 60 % work space
 - 10 % storage or other inactive work-related space?
8. Is your rental agreement (circle one) month-to-month, 6 month or year lease? If other, please specify _____
9. Is your rental agreement a commercial or residential agreement (circle one)?
10. Please indicate which of the following services/features are included within your rent (do not include improvements you made)).

<input type="checkbox"/> in-unit bathroom facilities	<input type="checkbox"/> rooftop open space
<input type="checkbox"/> in-unit kitchen facilities	<input type="checkbox"/> other open space (please specify) _____
<input type="checkbox"/> access to bathroom facilities	<input checked="" type="checkbox"/> security door/gate
<input type="checkbox"/> access to kitchen facilities	<input type="checkbox"/> security entrance buzzer system
<input checked="" type="checkbox"/> access to freight elevator	<input type="checkbox"/> skylights
<input type="checkbox"/> access to passenger elevator	<input type="checkbox"/> special lighting systems
<input checked="" type="checkbox"/> heavy load-bearing floors	<input type="checkbox"/> sprinkler system
<input checked="" type="checkbox"/> high ceilings	<input type="checkbox"/> ventilation system
<input checked="" type="checkbox"/> large unobstructed floorspace	<input checked="" type="checkbox"/> other (please specify)
<input checked="" type="checkbox"/> off-street parking space	<u>Fire Alarm System</u>
<input checked="" type="checkbox"/> openable windows	
<input type="checkbox"/> built-in loft space (please specify loft area in sq. ft.)	

11. Do you pay extra for parking? yes or no ✓. If so, how much and where is the parking located? \$ per month.

Location(circle one): In the building, in the neighborhood, onsite parking lot

12. Which of the following facilities/services do you want to have in your unit or have access to as part of your rent and which you do not have now?

- in-unit bathroom facilities
- in-unit kitchen facilities
- access to bathroom facilities
- access to kitchen facilities
- access to customer parking
- access to freight elevator
- access to passenger elevator
- built-in loft space (please specify loft area in sq. ft.)
- heavy load-bearing floors
- high ceilings
- large unobstructed floorspace
- off-street parking space
- openable windows
- ✓ rear yard open space
- ✓ rooftop open space
- other open space (please specify)
- security door/gate
- security entrance buzzer system
- special lighting systems
- sprinkler system
- ventilation system
- other (please specify)

13. How much total space would you ideally like to have? 3,000 sq. ft.

14. Would you prefer to live separate from you work space? Yes No ✓

15. If you prefer live/work space, what percentage would you prefer to have as live space 40 % and as work space 60 %?

16. How much rent would you be able and willing to pay for this space? \$500 per month?

17. What improvements did you do to make your present unit livable, and what was the total estimated cost?

- ✓ bathroom
- ✓ electricity 220/110
- fire walls
- ✓ heating
- insulation
- ✓ in-unit gas
- ✓ in-unit water
- ✓ kitchen
- ✓ lighting
- ✓ loft
- ✓ non-structural walls
- ✓ security system
- sprinkler system
- other (please specify) \$4,000

Total estimated cost \$

Household Characteristics

18. How many people live in your unit? 2
19. How many children live in your unit? number 0 age(s) _____
20. How many income earners live in your unit and contribute to household income? 2
21. How do they earn their living? (please list number of persons in each type of occupation)
- 1 artist
 - _____ sales
 - _____ laborer
 - 2 personal or business service
 - _____ managerial
 - _____ professional technical
 - _____ government
 - _____ other (please specify) _____
22. Please check which of the following income range categories best describes your total household income (by "household" we mean single person's income for those who live alone, married couple's combined income or married-equivalent couple's combined income for those who live together).
- _____ less than \$5,000
 - _____ \$5,000 to 9,999
 - _____ \$10,000 to 14,999
 - ✓ \$15,000 to 19,999
 - _____ \$20,000 to 24,999
 - _____ \$25,000 to 30,000
 - _____ Over \$30,000
23. If you hold a job outside ~~of~~ your studio, do you work: _____ in the South of Market neighborhood, _____ outside the neighborhood in San Francisco, _____ outside the City in the Bay Area?
24. How long have you lived in your present unit? 24 6 mo years/months (circle one)
25. What was the rental rate for your unit when you moved in? 450 per month. Please specify if there were any changes to your unit since that time, such as more space or landlord-financed improvements. more space needed & 10% rent increase
-
26. How long have you lived in the City? 9 months (years) (circle one)
27. How many other live/work spaces have you lived in in the City? 3
28. Where did you reside immediately before you moved to the City (please specify city and state)? Grand Rapids, Mi.
29. Did you live in live/work space in that city? _____ yes ✓ no

30. What streets do you consider as boundaries of your "neighborhood"?
north Howard.
south Towson Rd.
east Embarcadero
west 11th St.
31. What is the nearest major intersection or cross street to your live/work space? X

Parking

32. How many motor vehicles do you or members of your household own or have access to and are responsible for parking in the neighborhood (list number by type)?
none
☒ car
☒ truck
motorcycle/scooter
other (please also specify type) _____
33. Where do you or your household members usually park this/these vehicles?
on-site garage
☒ on-site parking lot
on street public parking space in front of building
on street parking space within one block walking distance
on street public parking greater than one block walking distance
off street parking lot within one block walking distance
on the sidewalk in front of the building in which you live/work
34. What times of the day and days of the week is it the most difficult to find parking within one block of your building? weekday Mon-Fri.
weekend _____
35. Where would you prefer to park? in Building
36. What type of yard or open space would you like
In the building _____
In the neighborhood _____
37. How many total sq.ft. of space is there in your building? 200,000

Building Characteristics

38. How many tenants (number of firms or businesses) are there in your building? 15
39. What would you estimate is the average amount of space rented by these tenants? 5000 sq.ft.
40. What percentage of these tenants are live/work tenants? 40 %
41. What percentage are primarily daytime businesses? 40 %

42. What are the other types of tenants in your building (please list number of each type)?

1 auto repair, service
1 business consultants (office type space)
1 business service (non-office type space)
1 designers (architects, graphics, clothing)
1 manufacturing
1 personal services
 printers
1 retail
 video/film
5 wholesale
 other _____

43. What number or percentage of live/work tenants would you consider ideal to have in your building? 40%

44. What number or percentage would you consider too crowded or too many for your building? 41%

Neighborhood Characteristics

45. What type of park or public space/recreation facility would you like in your neighborhood? open space or Park.
How far from you building? _____

46. In your opinion, what are the three most urgent problems facing your neighborhood? (Please indicate 1,2, and 3 as first, second and third priority.)

2 traffic 3 parking 1 crime/safety

 inadequate daytime MUNI service inadequate nighttime MUNI service

 run down housing noise wind odor

 inadequate schools or day care inadequate parks inadequate recreation facilities

 trash/pests other _____

47. What are two things you especially like about your neighborhood?

1. Close to Downtown Business District

2. Access to Freeway

48. What are two things you especially dislike about your neighborhood?

1. Traffic- Grid locks

2. Crime

49. Do you consider your live/work space primarily a residential unit or a commercial unit (circle one)?

50. Why did you choose to live in the South of Market neighborhood?

Close to businesses that I work with a ~~Partner~~.
Charm of SF. Waterfront

South of Market Rezoning Study Artist Live/Work Space Resident Survey

#19

Live/Work Space Rent Characteristics

1. Do you live in the South of Market area of the city? YES
2. Do you live in a commercial or industrial type building where you produce your art work? yes X no
3. What medium of art do you and other household artists work in (list number of each type in household)?
 - clothing design
 - dance
 - fiber
 - furniture design/construction/restoration
 - X graphic illustration
 - jewelry
 - music
 - X painting
 - photography
 - pottery/ceramics
 - X sculpture
 - theater
 - video/film
 - writing
4. Do you own or rent your live/work space? (circle one)
5. How much space, in sq. ft., do you pay rent for? 1400 sq. ft.
6. How much rent do you pay per month? \$505.00 ~~see #8~~
7. What percentage of space is devoted to:
 - 35 % "living" space, including loft?
 - 50 % work space
 - 15 % storage or other inactive work-related space?
8. Is your rental agreement (circle one): month-to-month 6 month or year lease? If other, please specify although it is being demolished & we've
RECEIVED OUR EVICTION NOTICE.
9. Is your rental agreement a commercial or residential agreement (circle one)?
10. Please indicate which of the following services/features are included within your rent (do not include improvements you made)).

<u>X</u> in-unit bathroom facilities	<u> </u> rooftop open space
<u>X</u> in-unit kitchen facilities	<u> </u> other open space (please specify) <u> </u>
<u> </u> access to bathroom facilities	<u> </u> security door/gate
<u> </u> access to kitchen facilities	<u> </u> security entrance buzzer system
<u> </u> access to freight elevator	<u> </u> skylights
<u> </u> access to passenger elevator	<u> </u> special lighting systems
<u> </u> heavy load-bearing floors	<u> </u> sprinkler system
<u>X</u> high ceilings	<u> </u> ventilation system
<u>X</u> large unobstructed floorspace	<u> </u> other (please specify)
<u> </u> off-street parking space	
<u>X</u> openable windows	
<u>X</u> built-in loft space (please specify loft area in sq. ft.)	

) 10'x10'
sleeping loft

11. Do you pay extra for parking? yes or no X. If so, how much and where is the parking located? \$ per month.
Location(circle one): In the building, in the neighborhood, onsite parking lot

12. Which of the following facilities/services do you want to have in your unit or have access to as part of your rent and which you do not have now?

- ☐ in-unit bathroom facilities
- ☐ in-unit kitchen facilities
- ☐ access to bathroom facilities
- ☐ access to kitchen facilities
- ☐ access to customer parking
- ☐ access to freight elevator
- ☐ access to passenger elevator
- ☐ built-in loft space (please specify loft area in sq. ft.)
- ☐ heavy load-bearing floors
- ☐ high ceilings
- ☐ large unobstructed floorspace
- ☐ off-street parking space
- ☐ openable windows
- ☐ rear yard open space
- ☐ rooftop open space
- ☐ other open space (please specify)
- ☐ security door/gate
- ☐ security entrance buzzer system
- ☐ special lighting systems
- ☐ sprinkler system
- ☐ ventilation system
- ☐ other (please specify)

13. How much total space would you ideally like to have? 1400 sq. ft. *this is great for one person*

14. Would you prefer to live separate from you work space? Yes No X!!!!

15. If you prefer live/work space, what percentage would you prefer to have as live space 50% and as work space 50%? *or more work space*

16. How much rent would you be able and willing to pay for this space?
\$350 per month?

17. What improvements did you do to make your present unit livable, and what was the total estimated cost?

- ☐ bathroom
- ☐ electricity 220/110
- ☐ fire walls
- ☐ heating
- ☐ insulation
- ☐ in-unit gas
- ☐ in-unit water
- ☐ kitchen
- ☒ lighting
- ☐ loft
- ☒ non-structural walls
- ☐ security system
- ☐ sprinkler system
- ☐ other (please specify) lots of white paint, 1 grey floor paint

Total estimated cost \$ 200 plus \$500 fixture fee

Household Characteristics

19

18. How many people live in your unit? while we payed RENT 2, now 1
19. How many children live in your unit? number 0 age(s) _____
20. How many income earners live in your unit and contribute to household income? 1
21. How do they earn their living? (please list number of persons in each type of occupation)
- ☒ artist
 - ☒ sales
 - ☐ laborer
 - ☐ personal or business service
 - ☐ managerial
 - ☒ professional technical
 - ☐ government
 - ☐ other (please specify) _____
22. Please check which of the following income range categories best describes your total household income (by "household" we mean single person's income for those who live alone, married couple's combined income or married-equivalent couple's combined income for those who live together).
- ☐ less than \$5,000
 - ☒ \$5,000 to 9,999
 - ☐ \$10,000 to 14,999
 - ☐ \$15,000 to 19,999
 - ☐ \$20,000 to 24,999
 - ☐ \$25,000 to 30,000
 - ☐ Over \$30,000
23. If you hold a job outside your studio, do you work: X in the South of Market neighborhood, _____ outside the neighborhood in San Francisco, _____ outside the City in the Bay Area?
24. How long have you lived in your present unit? 2 (years/months (circle one))
25. What was the rental rate for your unit when you moved in? 505 per month. Please specify if there were any changes to your unit since that time, such as more space or landlord-financed improvements. ROOF LEAKS MORE, WILL BE DEMOLISHED NEXT SPRING WITH INTERIOR BLOCK
26. How long have you lived in the City? 6 1/2 months (years) (circle one)
27. How many other live/work spaces have you lived in in the City? 1
28. Where did you reside immediately before you moved to the City (please specify city and state)? LA, CA
29. Did you live in live/work space in that city? _____ yes X no

30. What streets do you consider as boundaries of your "neighborhood"?
 north MARKET
 south FOLSOM, BRYANT
 east EMBARKADERO
 west 5th
31. What is the nearest major intersection or cross street to your live/work space? FIRST, MISSION.

Parking

32. How many motor vehicles do you or members of your household own or have access to and are responsible for parking in the neighborhood (list number by type)?
- ☒ none
 - ☐ car
 - ☐ truck
 - ☐ motorcycle/scooter
 - ☐ other (please also specify type) _____
33. Where do you or your household members usually park this/these vehicles?
- ☐ on-site garage
 - ☐ on-site parking lot
 - ☐ on street public parking space in front of building
 - ☒ on street parking space within one block walking distance
 - ☐ on street public parking greater than one block walking distance
 - ☐ off street parking lot within one block walking distance
 - ☐ on the sidewalk in front of the building in which you live/work
34. What times of the day and days of the week is it the most difficult to find parking within one block of your building? weekday 9-6
 weekend _____
35. Where would you prefer to park? UN METERED SPACE, IT'S ONE HR. METERED AROUND HERE
36. What type of yard or open space would you like
- In the building _____
 - In the neighborhood JUST LIKE IT IS
37. How many total sq.ft. of space is there in your building? ABOUT 7,500

Building Characteristics

38. How many tenants (number of firms or businesses) are there in your building? 5
39. What would you estimate is the average amount of space rented by these tenants? 1,400, 1,500 sq.ft.
40. What percentage of these tenants are live/work tenants? 60%
41. What percentage are primarily daytime businesses? 40%

42. What are the other types of tenants in your building (please list number of each type)?

- ☐ auto repair, service
- ☐ business consultants (office type space)
- ☐ business service (non-office type space)
- ☐ designers (architects, graphics, clothing)
- ☐ manufacturing
- ☐ personal services
- ☐ printers
- ☐ retail
- ☐ video/film
- ☐ wholesale
- ☐ other 2 ARTIST STUDIOS, PLUS MINE, RESTURANT & JEWELER

43. What number or percentage of live/work tenants would you consider ideal to have in your building? 3 ONE PER WAREHOUSE FLOOR.

44. What number or percentage would you consider too crowded or too many for your building? MORE THAN THAT

Neighborhood Characteristics

45. What type of park or public space/recreation facility would you like in you neighborhood? GOLDEN GATE WOULD BE GREAT SOUTH OF MARKE
How far from you building? ACROSS THE STREET!

46. In your opinion, what are the three most urgent problems facing your neighborhood? (Please indicate 1,2, and 3 as first, second and third priority.)

- ☐ traffic ☐ parking ☐ crime/safety
- ☐ inadequate daytime MUNI service ☐ inadequate nighttime MUNI service
- ☐ run down housing ☐ noise ☐ wind ☐ odor
- ☐ inadequate schools or day care ☐ inadequate parks ☐ inadequate recreation facilities

1, 2 & 3

☒ trash/pests ☐ other IT'S ALL BEING TORN DOWN!

USED TO BE ABLE TO SEE THE BAY BRIDGE NOW I CAN'T THEY'RE PUTTING,

47. What are two things you especially like about your neighborhood?

1. IT'S URBAN,

2. IT'S THE TRANSIT MECCA OF THE BAY AREA.

48. What are two things you especially dislike about your neighborhood?

1. IT'S ALL BEING TORN DOWN FOR OFFICE HIGHRISES.

2. IT'S ALL BEING TORN DOWN FOR OFFICE HIGHRISES.

49. Do you consider your live/work space primarily a residential unit or a commercial unit (circle one)? NO LAUNDRY MAT FOR MILES!
MY HOME IN A WAREHOUSE

50. Why did you choose to live in the South of Market neighborhood?

I CAN DO MY ART IN THIS SPACE, IT'S ONE OF THE MORE BEAUTIFUL, FUNCTIONAL SPACES AROUND. I CAN WORK IN THE MIDDLE OF THE NIGHT, I CAN MAKE BIG THINGS, & MAKE DINNER AT THE SAME TIME. I'M VERY VERY HAPPY HERE.

South of Market Rezoning Study Artist Live/Work Space Resident Survey

#12

Live/Work Space Rent Characteristics

1. Do you live in the South of Market area of the city? yes
2. Do you live in a commercial or industrial type building where you produce your art work? yes ☒ no ☐
3. What medium of art do you and other household artists work in (list number of each type in household)?
 - ☐ clothing design
 - ☐ dance
 - ☐ fiber
 - ☐ furniture design/construction/restoration
 - ☐ graphic illustration
 - ☐ jewelry
 - ☐ music
 - ☒ painting
 - ☐ photography
 - ☐ pottery/ceramics
 - ☐ sculpture
 - ☐ theater
 - ☐ video/film
 - ☐ writing
4. Do you own or rent your live/work space? (circle one)
5. How much space, in sq. ft., do you pay rent for? 2000 sq. ft.
6. How much rent do you pay per month? \$ 600
7. What percentage of space is devoted to:
 - 40 % "living" space, including loft?
 - 50 % work space
 - 10 % storage or other inactive work-related space?
8. Is your rental agreement (circle one): month-to-month, 6 month or year lease? If other, please specify 3 year
9. Is your rental agreement a commercial or residential agreement (circle one)?
10. Please indicate which of the following services/features are included within your rent (do not include improvements you made)).

<input checked="" type="checkbox"/> in-unit bathroom facilities	<input type="checkbox"/> rooftop open space
<input type="checkbox"/> in-unit kitchen facilities	<input type="checkbox"/> other open space (please specify) _____
<input type="checkbox"/> access to bathroom facilities	<input type="checkbox"/> security door/gate
<input type="checkbox"/> access to kitchen facilities	<input type="checkbox"/> security entrance buzzer system
<input type="checkbox"/> access to freight elevator	<input type="checkbox"/> skylights
<input type="checkbox"/> access to passenger elevator	<input type="checkbox"/> special lighting systems
<input type="checkbox"/> heavy load-bearing floors	<input type="checkbox"/> sprinkler system
<input type="checkbox"/> high ceilings	<input type="checkbox"/> ventilation system
<input type="checkbox"/> large unobstructed floorspace	<input type="checkbox"/> other (please specify)
<input type="checkbox"/> off-street parking space	
<input checked="" type="checkbox"/> openable windows	
<input type="checkbox"/> built-in loft space (please specify loft area in sq. ft.)	

11. Do you pay extra for parking? yes or no ✓. If so, how much and where is the parking located? \$ per month.
Location(circle one): In the building, in the neighborhood, onsite parking lot

12. Which of the following facilities/services do you want to have in your unit or have access to as part of your rent and which you do not have now?

- ☐ in-unit bathroom facilities
- ☐ in-unit kitchen facilities
- ☐ access to bathroom facilities
- ☐ access to kitchen facilities
- ☐ access to customer parking
- ☐ access to freight elevator
- ☐ access to passenger elevator
- ☐ built-in loft space (please specify loft area in sq. ft.)
- ☐ heavy load-bearing floors
- ☐ high ceilings
- ☐ large unobstructed floorspace
- ☒ off-street parking space
- ☐ openable windows
- ☐ rear yard open space
- ☐ rooftop open space
- ☐ other open space (please specify)
- ☐ security door/gate
- ☐ security entrance buzzer system
- ☐ special lighting systems
- ☐ sprinkler system
- ☐ ventilation system
- ☐ other (please specify)

13. How much total space would you ideally like to have? 10,000 sq. ft.

14. Would you prefer to live separate from you work space? Yes No ✓

15. If you prefer live/work space, what percentage would you prefer to have as live space 40 % and as work space 60 %?

16. How much rent would you be able and willing to pay for this space?
\$ 250 per month? 20 - 25¢ / sq. ft.

17. What improvements did you do to make your present unit livable, and what was the total estimated cost?

- ☐ bathroom
- ☐ electricity 220/110
- ☐ fire walls
- ☐ heating
- ☐ insulation
- ☐ in-unit gas
- ☐ in-unit water
- ☒ kitchen
- ☒ lighting
- ☒ loft
- ☐ non-structural walls
- ☐ security system
- ☐ sprinkler system
- ☐ other (please specify)

Total estimated cost \$ 5000

Household Characteristics

18. How many people live in your unit? 3
19. How many children live in your unit? number X age(s) _____
20. How many income earners live in your unit and contribute to household income? 3
21. How do they earn their living? (please list number of persons in each type of occupation)
- 2 artist — partial income incl. teaching
 - sales
 - 2 laborer — partial
 - 1 personal or business service
 - managerial
 - professional technical
 - government
 - other (please specify) _____
22. Please check which of the following income range categories best describes your total household income (by "household" we mean single person's income for those who live alone, married couple's combined income or married-equivalent couple's combined income for those who live together).
- ☒ less than \$5,000
 - ☐ \$5,000 to 9,999
 - ☐ \$10,000 to 14,999
 - ☐ \$15,000 to 19,999
 - ☐ \$20,000 to 24,999
 - ☐ \$25,000 to 30,000
 - ☐ Over \$30,000
23. If you hold a job outside your studio, do you work: 1 1/2 in the South of Market neighborhood, 1 outside the neighborhood in San Francisco, 1/2 outside the City in the Bay Area?
24. How long have you lived in your present unit? 4 1/2 years/months (circle one)
25. What was the rental rate for your unit when you moved in? \$450 per month. Please specify if there were any changes to your unit since that time, such as more space or landlord-financed improvements. _____
26. How long have you lived in the City? 10 months/years (circle one)
27. How many other live/work spaces have you lived in in the City? 3
28. Where did you reside immediately before you moved to the City (please specify city and state)? 1 New York
2 Sacramento
3 Montreal
29. Did you live in live/work space in that city? _____ yes ☒ no

30. What streets do you consider as boundaries of your "neighborhood"?

north Market
south Townsend
east Bay (3rd st)
west Van Ness

31. What is the nearest major intersection or cross street to your live/work space? 6th / Mission.

Parking

32. How many motor vehicles do you or members of your household own or have access to and are responsible for parking in the neighborhood (list number by type)?

☐ none
☐ car
☐ truck
☒ 1 motorcycle/scooter
☐ other (please also specify type) _____

33. Where do you or your household members usually park this/these vehicles?

☐ on-site garage
☐ on-site parking lot
☒ on street public parking space in front of building
☐ on street parking space within one block walking distance
☐ on street public parking greater than one block walking distance
☐ off street parking lot within one block walking distance
☒ on the sidewalk in front of the building in which you live/work

34. What times of the day and days of the week is it the most difficult to find parking within one block of your building? weekday _____

weekend _____ street cleaning nights at midnight

35. Where would you prefer to park? indoors

36. What type of yard or open space would you like

In the building _____

In the neighborhood lot's more green space

37. How many total sq.ft. of space is there in your building? large residential hotel

Building Characteristics

38. How many tenants (number of firms or businesses) are there in your building? 0

39. What would you estimate is the average amount of space rented by these tenants? 1 room sq.ft.

40. What percentage of these tenants are live/work tenants? 0 % only us

41. What percentage are primarily daytime businesses? _____ %

42. What are the other types of tenants in your building (please list number of each type)?

- 0
___ auto repair, service
___ business consultants (office type space)
___ business service (non-office type space)
___ designers (architects, graphics, clothing)
___ manufacturing
___ personal services
___ printers
___ retail
___ video/film
___ wholesale
___ other _____

12

43. What number or percentage of live/work tenants would you consider ideal to have in your building? N/A

44. What number or percentage would you consider too crowded or too many for your building? N/A

Neighborhood Characteristics

45. What type of park or public space/recreation facility would you like in you neighborhood? lots of green space, public pool & gym
How far from you building? within 8 blocks

46. In your opinion, what are the three most urgent problems facing your neighborhood? (Please indicate 1,2, and 3 as first, second and third priority.)

___ traffic ___ parking ___ crime/safety

___ inadequate daytime MUNI service ___ inadequate nighttime MUNI service

1 run down housing ___ noise ___ wind ___ odor

___ inadequate schools or day care 3 inadequate parks ___ inadequate recreation facilities

___ trash/pests 2 other new development

47. What are two things you especially like about your neighborhood?

1. freedom of attitude, concentration of artists

2. sense of community

48. What are two things you especially dislike about your neighborhood?

1. lack of public washrooms (for the homeless)

2. cops & pushers

49. Do you consider your live/work space primarily a residential unit or a commercial unit (circle one)?

50. Why did you choose to live in the South of Market neighborhood?

for the cheap loft spaces & the freedom attitude

South of Market Rezoning Study Artist Live/Work Space Resident Survey

#35

Live/Work Space Rent Characteristics

1. Do you live in the South of Market area of the city? yes
2. Do you live in a commercial or industrial type building where you produce your art work? yes ☒ no ☐
3. What medium of art do you and other household artists work in (list number of each type in household)?
 - ☐ clothing design
 - ☐ dance
 - ☐ fiber
 - ☐ furniture design/construction/restoration
 - ☐ graphic illustration
 - ☐ jewelry
 - ☐ music
 - ☒ painting
 - ☐ photography
 - ☐ pottery/ceramics
 - ☒ sculpture
 - ☐ theater
 - ☐ video/film
 - ☐ writing
4. Do you own or rent your live/work space? (circle one)
5. How much space, in sq. ft., do you pay rent for? 2500 sq. ft.
6. How much rent do you pay per month? \$ 500.00
7. What percentage of space is devoted to:
 - 45 % "living" space, including loft?
 - 45 % work space
 - 0 % storage or other inactive work-related space?
8. Is your rental agreement (circle one): month-to-month, 6 month or year lease? If other, please specify _____
9. Is your rental agreement a commercial or residential agreement (circle one)?
10. Please indicate which of the following services/features are included within your rent (do not include improvements you made)).

<input type="checkbox"/> in-unit bathroom facilities	<input type="checkbox"/> rooftop open space
<input type="checkbox"/> in-unit kitchen facilities	<input type="checkbox"/> other open space (please specify) _____
<input type="checkbox"/> access to bathroom facilities	<input type="checkbox"/> security door/gate
<input type="checkbox"/> access to kitchen facilities	<input type="checkbox"/> security entrance buzzer system
<input type="checkbox"/> access to freight elevator	<input type="checkbox"/> skylights
<input type="checkbox"/> access to passenger elevator	<input type="checkbox"/> special lighting systems
<input checked="" type="checkbox"/> heavy load-bearing floors	<input type="checkbox"/> sprinkler system
<input checked="" type="checkbox"/> high ceilings	<input type="checkbox"/> ventilation system
<input checked="" type="checkbox"/> large unobstructed floorspace	<input type="checkbox"/> other (please specify)
<input checked="" type="checkbox"/> off-street parking space	
<input checked="" type="checkbox"/> openable windows	
<input type="checkbox"/> built-in loft space (please specify loft area in sq. ft.)	

11. Do you pay extra for parking? yes or no X. If so, how much and where is the parking located? \$ per month.
Location(circle one): In the building, in the neighborhood, onsite parking lot
12. Which of the following facilities/services do you want to have in your unit or have access to as part of your rent and which you do not have now?

- in-unit bathroom facilities
- in-unit kitchen facilities
- access to bathroom facilities
- access to kitchen facilities
- access to customer parking
- access to freight elevator
- access to passenger elevator
- built-in loft space (please specify loft area in sq. ft.)
- heavy load-bearing floors
- high ceilings
- large unobstructed floorspace
- off-street parking space
- openable windows
- X rear yard open space
- X rooftop open space
- X other open space (please specify) community garden
- X security door/gate
- X security entrance buzzer system
- X special lighting systems
- X sprinkler system
- ventilation system
- other (please specify)

13. How much total space would you ideally like to have? 2500 sq. ft. *some as I have*

14. Would you prefer to live separate from you work space? Yes No X

15. If you prefer live/work space, what percentage would you prefer to have as live space 50 % and as work space 50 %?

16. How much rent would you be able and willing to pay for this space? \$800 per month?

17. What improvements did you do to make your present unit livable, and what was the total estimated cost?

- X bathroom
- electricity 220/110
- fire walls
- X heating
- insulation
- X in-unit gas
- in-unit water
- X kitchen
- X lighting
- loft

- X non-structural walls
- security system
- sprinkler system
- other (please specify) sheet rock

Total estimated cost \$ 3000-3500

Household Characteristics

35

18. How many people live in your unit? 2
19. How many children live in your unit? number — age(s) —
20. How many income earners live in your unit and contribute to household income? 2
21. How do they earn their living? (please list number of persons in each type of occupation)
- ☒ artist
 - ☒ sales
 - ☐ laborer
 - ☐ personal or business service
 - ☐ managerial
 - ☒ professional technical
 - ☐ government
 - ☐ other (please specify) —
22. Please check which of the following income range categories best describes your total household income (by "household" we mean single person's income for those who live alone, married couple's combined income or married-equivalent couple's combined income for those who live together).
- ☐ less than \$5,000
 - ☐ \$5,000 to 9,999
 - ☐ \$10,000 to 14,999
 - ☐ \$15,000 to 19,999
 - ☐ \$20,000 to 24,999
 - ☒ \$25,000 to 30,000
 - ☐ Over \$30,000
23. If you hold a job outside your studio, do you work: — in the South of Market neighborhood, ☒ outside the neighborhood in San Francisco, — outside the City in the Bay Area?
24. How long have you lived in your present unit? 8 years/months (circle one)
25. What was the rental rate for your unit when you moved in? 12 \$ 4.00 per month. Please specify if there were any changes to your unit since that time, such as more space or landlord-financed improvements. —
26. How long have you lived in the City? 10 months/years (circle one)
27. How many other live/work spaces have you lived in in the City? extra 4 work spaces
28. Where did you reside immediately before you moved to the City (please specify city and state)? San Francisco, CA
29. Did you live in live/work space in that city? — yes ☒ no

30. What streets do you consider as boundaries of your "neighborhood"?

north Union Center
south Townsend
east Bay
west Duboce

31. What is the nearest major intersection or cross street to your live/work space? 8 + Howard.

Parking

32. How many motor vehicles do you or members of your household own or have access to and are responsible for parking in the neighborhood (list number by type)?

 none
 1 car
 1 truck
 motorcycle/scooter
 other (please also specify type)

33. Where do you or your household members usually park this/these vehicles?

 on-site garage
 1 on-site parking lot
 1 on street public parking space in front of building
 on street parking space within one block walking distance
 on street public parking greater than one block walking distance
 off street parking lot within one block walking distance
 on the sidewalk in front of the building in which you live/work

34. What times of the day and days of the week is it the most difficult to find parking within one block of your building? weekday 8:30 - 5:30
weekend

35. Where would you prefer to park? parking lot

36. What type of yard or open space would you like

In the building roof garden

combined garden by garden + work
In the neighborhood which would include + sleeping
5000 sq. ft. space, now is always full of trees, plants, etc

37. How many total sq.ft. of space is there in your building? 5,000

Building Characteristics

38. How many tenants (number of firms or businesses) are there in your building? 2

39. What would you estimate is the average amount of space rented by these tenants? 2500 sq.ft.

40. What percentage of these tenants are live/work tenants? 50 %

41. What percentage are primarily daytime businesses? 50 %

42. What are the other types of tenants in your building (please list number of each type)?

- 35
- ☐ auto repair, service
 - ☐ business consultants (office type space)
 - ☐ business service (non-office type space)
 - ☐ designers (architects, graphics, clothing)
 - ☐ manufacturing
 - ☐ personal services
 - ☐ printers
 - ☒ retail
 - ☐ video/film
 - ☒ wholesale
 - ☐ other _____

43. What number or percentage of live/work tenants would you consider ideal to have in your building? 4 to 6

44. What number or percentage would you consider too crowded or too many for your building? 20 +

Neighborhood Characteristics

45. What type of park or public space/recreation facility would you like in your neighborhood? rooftop parks, office bldgs w/ public gardens
How far from you building? within 6 blocks fountains community gardens

46. In your opinion, what are the three most urgent problems facing your neighborhood? (Please indicate 1, 2, and 3 as first, second and third priority.)

☐ traffic ☐ parking ☐ crime/safety

☐ inadequate daytime MUNI service ☐ inadequate nighttime MUNI service

☐ run down housing ☐ noise ☐ wind ☐ odor

☐ inadequate schools or day care ☐ inadequate parks ☐ inadequate recreation facilities

☒ trash/pests ☐ other ① Homeless < Drunks < Mentally Deranged

47. What are two things you especially like about your neighborhood?

1. convenient location

2. weather

48. What are two things you especially dislike about your neighborhood?

1. Total lack of outdoor greenery

2. The Dirt + Debris

49. Do you consider your live/work space primarily a residential unit or a commercial unit (circle one)?

50. Why did you choose to live in the South of Market neighborhood?

for the workspace

VIII. ACKNOWLEDGEMENTS

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This report was prepared by Susana Montaña, Project Manager of the South of Market Rezoning Study.

This South of Market live/work survey was coordinated by Ms. Joanne Brion, Planning Intern with the San Francisco Department of City Planning, under the supervision of Susana Montana, and Ms. Lilia Medina of the South of Market Rezoning Study team.

Ms. Brion, as project manager of the live/work survey, coordinated the design of the survey instrument and survey methodology, the distribution of the questionnaires, and outreach and follow up community involvement and interagency communications. Ms. Brion tabulated and analyzed the survey findings and assisted in the preparation of this final report. The success of this project can be attributed to Ms. Brion's dedication and good work as well as to the support and involvement by the San Francisco Arts Community. In particular, the Department would like to acknowledge the invaluable contributions to the survey by the following people and thank them for their interest, involvement and support.

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